



Introduction

We have been instructed by Mr Chorlton (the Applicant) to prepare and submit a planning application for a new dwelling at The Meads, Sprats Hatch Lane in Winchfield.

This Statement includes the Planning, and Design and Access Statement for the application and should be read in conjunction with the application form and plans.

July 2023
Mr B Chorlton
The Meads, Sprats Hatch Lane, Winchfield, RG27 8DD
DESIGN AND ACCESS STATEMENT

1. Site Description

The property is located on the southern side of Winchfield along Sprats Hatch Lane.

Properties along Sprats Hatch Lane are mostly large, individual detached properties and isolated.

The Meads is no different, it is surrounded by fields, the closest property is Barley Mow Cottage/PepperBox located on the other side of Sprats Hatch Lane, separated by trees and its own private access lane.

Sprats Hatch Lane is a single width public road connecting the village of Winchfield to a handful of private homes and areas of land.

Currently a single dwelling, the house sits centrally within the width of the rectangular plot with the majority of its land located to its rear in a north westerly direction.

It is a single storey bungalow with tall pitched roof and single storey timber lean to structures constructed to either side. The property originally had outbuildings and structures within its garden area which have now been removed.



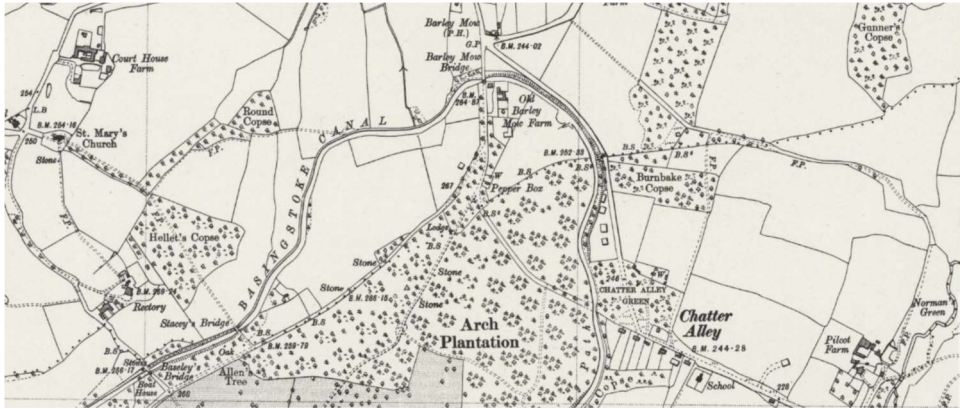
Google earth view from 2005



Source – Hart District Interactive map

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2. Site History



No planning history exists online for the site and the property remains very much as originally built with some small timber lean to structures.

3. The proposed dwelling

A new detached dwelling is proposed, located on the site of the existing structure.

The new dwelling is located on the site of the existing dwelling. Whilst there is an increase in roof pitch height and a second floor added, the footprint of the new structure is 87.983sqm (129.494 including the garage and workshop area) against the current structures footprint of 97.405.

It was initially proposed to alter and extend the existing dwelling, however due to its age and construction the property would need substantial structural works to stabilise the structure and its foundations. This was unviable and impracticable and therefore a new dwelling is proposed.

4. Materials



It is proposed to use a mixture of external materials on the new dwelling including cladding, render and a seamed metal/zinc effect to the roof and side elevations.

Whilst appearing contemporary, each property in the vicinity is extremely varied in their design and materials and therefore there is no prevailing character, or material trend.

The new dwellings design has been carefully undertaken to incorporate elements like hidden gutters and soffits.

Consent has been granted for other individually designed new dwellings within Winchfield which are also of modern and contemporary designs with varying material use.

5. Landscaping.

As the new dwelling is located within an existing residential garden area, much of the landscaping will be retained which provides an existing and mature scheme which can be added to by its occupiers.

Whilst Policy NBE2 is respected it is considered that this dwelling is located within the countryside and therefore a detailed landscaping scheme would not be suitable for this location. It is therefore decided that the land should be mostly open with stock grade fencing and evergreen Holly hedges which are currently found on site. This way there is little interruption to the overall countryside appearance than a small formal garden arrangement and bespoke landscaping.

The application is accompanied by an updated tree survey, tree constraints plan, tree protection plan and method statement.

One small fruit tree is to be repositioned and it is stated that no damage will occur to the tree located at the front of the property – just an open cell structure for the driveway material should be utilised to protect the root zone area.

6. Drainage

The existing property currently has its own off mains drainage and rain water soakaways. It is proposed that these will be reused or it may be that a package treatment plant and drainage field will be installed within the site. All drainage will be subject to Building Regulation guidelines, criteria and regulations and therefore at this time no information is provided or necessary for planning.

7. Flood Risk

The property is not located within flood zone 2 or 3 and therefore no further information is provided at this time.

8. Access

The existing highway will provide access to the replacement dwelling. Currently a pedestrian gate and a separate vehicular access exist. These shall be retained and the driveway to the front of the property renewed in order to provide access to the new garage structure and main entrance.

It is noted that the area of Sprats Hatch Lane is identified as being historical parks and garden and significant archaeological features. No alteration to the Highway is proposed.

9. Planning Policy

The application proposals have been prepared having full regard to the relevant planning policies and created to take into consideration Policies as set out in the Hart Local Plan (Strategy and Sites) 2032, Planning Practice Guidance, Winchfield neighbourhood Development Plan, Hart District Landscape Assessment and the NPPF.

Policies that are worthy of clarifying how the proposal meets the criteria is detailed as follows. Whilst it is identified that Winchfield has a new Neighbourhood plan that is currently under submission and review, no weight can be afforded to the new plan for planning purposes and therefore the 2015-2032 policy has been referenced.

Policy NBE1 of the Hart District Policy is of importance as this sets out those developments which will be supported where development proposals fall within the countryside. It is considered that Part G - providing a replacement dwelling and Part J “located on suitable previously developed land appropriate for the proposed use” provides the support for the replacement dwelling.

The site is occupied by an existing residential property. Local Policy NBE1 is supportive of redevelopment proposals where a replacement dwelling and/or development of suitable previously developed land is involved. As the replacement dwelling is positioned on the existing footprint it would not result in any material harm to the local landscape or amenity and therefore the principle of development on the land can be supported also in this way. In addition, the NPPF encourages the re-use of previously developed land.

The Hart District Council Technical Advice Note for Cycle and car parking in new development is complied with.

The standard dimensions for carparking spaces have been complied with (*5m x 2.5m) as well as the internal dimensions for a double garage.

Policy states that for a 4 bedroom dwelling, 3 allocated and 0.5 allocated parking spaces should be available. The proposal has a single garage and potential parking far exceeding the necessary allocated parking spaces. Turning will be possible within the site.

An EV charger can be provided within the driveway/parking areas. Cycle storage can be achieved within the garage store area or elsewhere on site due to the well sized plot.

Saved policy GEN1 and policies NBE2 and NBE9 of the recently adopted Local Plan seek to ensure that new development respects the character of an area with regards its design, scale, materials, massing, height and prominence. The NPPF 2021 (para. 130) also promotes good design in developments and decisions should ensure that developments will function well and add to the overall quality of the area and not just in the short term.

Dwellings should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

The new dwelling will have a modern contemporary appearance. The roof is pitched creating a gable design to the front and rear elevations. Proposed

materials are of render, cladding and a seamed metal/zinc effect to the roof and side elevations.

Whilst these do differ from the appearance of dwellings in the area, each property in the vicinity is extremely varied and there is no prevailing character, therefore the property would not be out of keeping. Its design has been carefully undertaken to incorporate elements like hidden gutters and soffits, a small projection to the front and rear elevations which provides privacy to the glazing but also assists with conforming to new Building Regulations such as Part O.

Consent has been granted for other individually designed new dwellings within Winchfield which are also of very modern and contemporary designs.

The existing dwelling is formed of generic brickwork and concrete tiled roof. Neither are locally sourced nor of much architectural merit.

The general shape of the property lends itself to modern methods of construction which not only outperform traditionally built structures but also mean that time on site during construction is vastly reduced. Elements such as air or ground source heat pumps, solar and MVHR are highly suitable as energy sources for the property ensuring that it can be the most energy efficient. It is therefore considered that the new dwelling meets the criteria of Policy NBE9 and NBE10.

Policy RUR2 states that ‘Development in the open countryside, outside the defined Settlement Boundaries, will not be permitted unless the local planning authority is satisfied that it is specifically provided for by other policies in the Local Plan and that it does not have a significant detrimental effect on the character and setting of the countryside by virtue of its setting, size and prominence in the landscape’.

The proposal is for a replacement dwelling which currently exists. Whilst the new dwelling is larger it is not considered to be substantially larger in its footprint. An increase of 32sqm is proposed and this increase also includes a suitably sized single garage and workshop element.

Policy NBE2 of the HLP32 states: Development proposals must respect and wherever possible enhance the special characteristics, value or visual amenity of the District's landscapes. Development proposals will be supported where there will be no adverse impact to:

- a) the particular qualities identified within the relevant landscape character assessments and relevant guidance;
- b) the visual amenity and scenic quality of the landscape;
- c) historic landscapes, parks, gardens and features;
- d) important local, natural and historic features such as trees, woodlands, hedgerows, water features e.g. rivers and other landscape features and their function as ecological networks; and e) it does not lead to the physical or visual coalescence of settlements, or damage their separate identity, either individually or cumulatively with other existing or proposed development.

The new proposed dwelling is sited within the countryside and it does adjoin open countryside.

The proposed dwelling has been located at the same distance from the highway as the current dwelling. Set back by approximately 16m it provides adequate space for parking and turning whilst retaining the trees and foliage that exist currently, partially screening the property.

Stock fencing is proposed which mimics that used within the countryside and adjacent field areas and trees within the garden areas will be retained.

As the new dwelling is located on the site of the existing dwelling there will be no reduction in the visual separation of settlements/dwellings. The property is also not located in the area defined as being views of the Basingstoke Canal.

As the proposed dwelling is considered to be of high quality contemporary and sustainable design and it mimics the location and setting on site of the current house it is considered the new dwelling would meet the design requirements of HLP Saved Policies GEN1 and GEN4, NBE9 and the National Planning Policy Framework (para. 127).

It will also – as it sits on the current site of the existing structure, not result in any material loss of amenity space and therefore complies with HLP GEN1 in this respect.

The site is within the Thames Basin Heaths Special Protection Area 5km Zone of Influence. Saved local plan policies CON1 and CON2 seek to protect the Thames Basin Heaths Special Protection Area (SPA). South East Plan policy NRM6 states that adequate measures to avoid or mitigate any potential adverse effects on the Thames Basin Special Protection Area (SPA) should be undertaken.

There is no net increase in the number of dwellings nor the type of occupancy. It will remain as a single family home – as it currently exists. As a replacement dwelling only it is not envisaged any contributions would be required in this respect.

A bat survey accompanies the application. Whilst a few bats were located within the structure, further surveys have found that this was a temporary roost. The applicant is dedicated to ensuring no impact occurs to the biodiversity of the area and therefore will incorporate measures within the site as set out in the accompanying report. The policy therefore conforms to Policy NBE4.

Policy NBE5 and GEN11 looks at the managing flood risk. Currently the property is not in an area of Flood Risk. The Basingstoke Canal is located approximately 300m north of the property and 400m to the west.

There will be no increase in the risk of flooding elsewhere as it is a one for one replacement and sustainable drainage systems will be utilised unless future surveys identify this as inappropriate.

Policy NBE8 looks to conserve or enhance heritage assets.

The site abuts an area designated as being of significant archaeological features and historic parks and gardens. This area is Sprats Hatch Lane and the area of trees/land beyond. The proposal does not seek to alter this area. Access onto the site is unchanged and retained and all alterations.

A new boundary treatment is proposed, which involves a low level dwarf wall with metal railing. The metal railing is reclaimed which means it will not appear brand new in the existing setting but it will provide definition to the boundary and security for the owner. Trees and hedging will be retained to soften the appearance.

It is therefore considered that the proposal will not harm or lead to the loss of any significant heritage assets.

H6 Policy – internal space standards

A four bedroom, 7 person two storey property must have a minimum GIA floorspace of 115sqm with at least 3 built in storage areas. The property meets these requirements as well as minimum bedroom dimensions.

10. Energy Efficiency

Policy NBE9 of HLP32 sets out details as to the energy consumption and low carbon energy technologies. All developments should:

i) reduce energy consumption through sustainable approaches to building design and layout, such as through the use of low-impact materials and high energy efficiency; and

j) it incorporates renewable or low carbon energy technologies, where appropriate

The dwelling ensures that each habitable room benefits from natural sunlight and ventilation.

Whilst the design reflects a traditional layout internally the property will be constructed from modern methods of construction such as timber frame/SIPS and can feature a range of modern energy efficient measures such as air source heat pumps, solar panels and mechanical heat ventilation recovery systems as part of its construction in order to reduce the amount of energy consumed by the property but also to meet the current Building Regulations including Part O, overheating.

A suitably worded Condition would secure the use of such technology in the construction of the dwelling, however Building Regulations would always ensure that low water usage and renewable energy elements are incorporated into its build.

Due to the Building Regulations that will be enforced on the property during its construction it is considered that Policy NBE9 of the HLP32, in terms of sustainability/renewable or low-carbon energy technologies is complied with.

11. Waste

The applicant is aware of the importance of promoting recycling within its development both in terms of construction waste and during the future occupation of the dwelling.

In this respect, regard has been had to the policy advice contained in the NPPF together with the Council's current strategy in the terms of waste and recycling to ensure that the new dwelling is provided with adequate storage facilities for both waste and recyclable materials.

Bin storage has been denotated on the plan and provides adequate space and storage for all waste and separate recycling bins within the site and easy distance to be taken to the Highway for collection.

12. Conclusion

With no adverse impact to neighbouring dwellings, the new dwelling accords with local planning policies and requirements. Consent should therefore be forthcoming.

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